BILL GARRETT, Davidson County
Trans:T20140072931 DEEDWARR
Recvd: 09/29/14 12:54 2 pgs
Fees:13.00 Taxes:603.10
20140929-0089477

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $163,000.00. Affiant Subscribed and sworn to before me, this 26th day of September, 2014. Notary Public My Commission Expires: 5/5/15

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
American Residential Leasing Company, LLC 7047 E. Greenway Pkwy., Ste. 350 Scottsdale, AZ 85254	New Owner	064160D15800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jared Carrington and Krystal Carrington f/k/a Krystal Miller, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **American Residential Leasing Company, LLC, a Delaware limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 306, Section Three on the Plan of Truxton Park, as of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jared Carrington and Krystal Miller by deed from Thomas J. Bresnahan and Elizabeth A. Bresnahan, husband and wife, of record in Instrument No. 20090910-0084766, dated August 20, 2009, Register's Office for Davidson County, Tennessee. The said Jared Carrington and Krystal Miller have since married and Krystal Miller is now known as Krystal Carrington.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as

and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Easements and Setback Lines as set out per Instrument 20011024-0116272, Register's Office for said County.

3. Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument No. 20050311-0027266, Register's Office for said County.

4. Charter for Homeowner's Association of record in Instrument No. 20001101-0108603, Register's Office for said County.

5. Sewer Easement of record in Instrument No. 20001208-0121300, Register's Office for said County.

6. Storm Water Detention Agreement of record in Instrument No. 20020524-0063322, Register's Office for said County.

7. Terms, provisions, covenants, conditions, and restrictions, easements, charges, assessments and liens provided in the Master Deed, Covenants, Conditions, Restrictions and By-Laws recorded in Instrument No. 20001011-0100896, amended in Instrument No. 20001030-0107559; 20010522-0052910; 20020123-0009419, 20020506-0055597; 20020718-0086907; 20001101-0108604, omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition, or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **2440 Pleasant Springs Lane, Hermitage, TN 37076.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 26th day of September, 2014.

Jared Carrington

Krystal Carrington

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jared Carrington and Krystal Carrington, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 26 day of September, 2014

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Comm. Expires
June 21, 2016

Notary Public

My Commission Expires: 06/21/2016